

PLANNING & LISTED BUILDING APPLICATION

FOR

**STATIONING OF 2 NO. BIN STORES &
4 NO. BOLLARDS**

**APPLICATION SITE:
LAND ADJACENT TO VERULAM BUILDINGS
& ATKIN BUILDING,
THE HONOURABLE SOCIETY OF GRAY'S INN,
LONDON WC1R 5NT**

**DESIGN & ACCESS STATEMENT/
HERITAGE STATEMENT/
& DESCRIPTION OF WORKS**

**Prepared by Mark Snook Planning
on behalf of
The Honourable Society of Gray's Inn**

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement/Heritage Statement has been prepared to support a Planning and Listed Building application by The Honourable Society of Gray's Inn to station a purpose designed bin store enclosure in two locations within the Gray's Inn Estate.
- 1.2 The stores would be placed where the existing bins are kept, one on land adjacent to Atkin Building and one on land to the south of Verulam Buildings. The application also includes for the removal of a section of corrugated sheeting overhang attached to the wall to the south of Verulam Buildings, which provides a basic form of shelter to the existing bins in this location. The bins adjacent to the Atkin Buildings are stored in the open.
- 1.3 It is also proposed to place 2 no. bollards in front of each bin store to prevent damage to the structures by vehicles.
- 1.4 At present, the bins are a mix of enclosed and open containers. Vermin, foxes etc are therefore a problem and every morning groundsmen have to spend considerable time clearing waste that has blown out of the containers/been dragged out by foxes, birds etc. The Inn is obviously very keen to resolve this and improve the appearance of the Estate by enclosing the bins, which are unsightly and a health hazard.
- 1.5 Further comment is provided below in terms of the design, but in general the stores have been designed to appear as subtle as possible, whilst meeting the functional requirement. A black and gold exterior would theme with the street furniture around the Estate, including the recently approved electric vehicle charging points.
- 1.6 This application is accompanied by detailed drawings..
- 1.7 Gray's Inn Walks and Gardens have a Grade II* Listed status. As the proposed works are within the grounds covered by the listing this statement incorporates a Heritage Assessment. The boundary walls to which the stores would be mechanically fixed are also Grade II listed.
- 1.8 The Inn also falls within the designated Bloomsbury Conservation Area.

2.0 HERITAGE ASSESSMENT/DESCRIPTION OF WORKS

- 2.1 Gray's Inn Walks and Gardens are Grade II* Listed and therefore constitute a 'Heritage Asset' as described in the National Planning Policy Framework (NPPF). The boundary walls that the bin stores would be mechanically attached to are also Grade II Listed.
- 2.2 The NPPF states that any application for proposals affecting a Heritage Asset should provide a Heritage Assessment (HA), this is set out as part of this Statement.
- 2.3 The NPPF states that the level of detail required for a Heritage Assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.4 A copy of the relevant listing descriptions are provided as part of the application package. We have included the Gardens and Walks and the listing that covers the wall to the west of Raymond Buildings (also opposite Atkin Building) and the boundary wall to the east of Verulam Buildings.
- 2.5 The listing description that covers the gardens and the Walks details the historic development of the Walks and gardens that were laid out in the C16 under the direction of Sir Francis Bacon and later alterations, thought to have been overseen in part by 'Capability' Brown. Although the proposed works are within the boundaries of the listed grounds, they would not be visible from the gardens themselves, being screened by Raymond Buildings and Verulam Buildings that enclose the gardens on either side. We submit that the works would not therefore have any impact upon the special character of the gardens or the Walks. When viewed in the wider context of the Inn as a whole, the proposed enclosures would enhance the setting of the Inn by screening the unsightly waste containers from view and by preventing the spillage of waste due to vermin and strong wind conditions.
- 2.6 The walls that the containers are currently stored up against are also listed (Grade II). The wall adjacent to Atkin Building, where one store is proposed, defines part of the western boundary to the Inn with Jockey's Fields to the east and Raymond Buildings/Atkin Building to the west. It is a brick built wall of around 2.5m in height, with a number of street/external lights attached atop.

- 2.7 The bins are stored in the open, adjacent to the Atkin Building on a brick paved area – see photo below.

Photograph 1: Existing bins adjacent to Atkin Building



- 2.8 The wall that forms the eastern boundary to the Inn (east of Verulam Buildings) is also Listed and it is proposed to abut the second enclosure against this wall in the location where the bins are currently stored. The wall is brick built, of around 2.5m in height. The bins in this location are partly sheltered by a rudimentary overhang formed from corrugated sheeting that is attached to the top of the wall and supported by timber posts. It is proposed to remove this structure and replace it with the store, see photograph below.

Photograph 2: Existing bins to south of Verulam Buildings



- 2.9 It is proposed to mechanically fix the bins to the wall to secure them. Any repairs/making good to the pointing etc where the overhang is removed would be carried out to match existing.

- 2.10 The bin stores have been designed to reflect the other street furniture within the Inn, in the colours of the Inn's Badge being black and gold. The bollards would match those existing. They would be constructed of timber fielded panels, painted in a satin finish, with gold edging detail. The roof would be constructed of GRP (black finish). The timber panels to the front would fold back to enable access to the bins, a plan showing the elevations and plan form/dimensions of the bins has been provided. The stores would still well below the top of the walls.
- 2.11 The bin stores would not cause any harm to the listed boundary walls or their special character. There are already bins positioned against the walls in both locations and the areas in which the bins are stored have other existing functional roles including bicycle storage, car parking etc. By enclosing the existing waste containers, this would improve the appearance of these areas and this in turn would have a positive impact upon setting and character of the listed structures.
- 2.12 The Inn is also within a designated Conservation Area, but as mentioned above, we feel that enclosure of the bins/containers would only have a positive impact on the setting of the Inn and this part of the Conservation Area.
- 2.13 To conclude, in our opinion, none of the proposed works would have any form of detrimental impact upon the listed grounds or structures and would preserve their special character, whilst screening an existing functional requirement and preventing rubbish from spilling over.

3.0 DESIGN

- 3.1 The bin enclosures have been designed to sit quietly within the Estate having a discreet black painted finish, with some gold detailing to reflect the Inn's badge and match the remaining street furniture within the Inn. They would be purpose built to house the bins required and meet the functional need. They would be constructed of timber walls with a GRP flat roof and folding timber panel doors to the front elevation to allow access to the bins.
- 3.2 Plans and sketches showing the external design and dimensions have been provided as part of the application. Should further detail be required this can be forwarded upon request.

4.0 ACCESS

4.1 The access arrangements to the Inn will remain unchanged by this proposal.

Author: Abigail Snook (on behalf of Mark Snook Planning)
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